Karen Johnson Davidson County
Batch# 1257111 DEEDWARR
04/07/2025 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250407-0026193

This instrument prepared by:
RealSource, LLC
Doris Phillips
500 Corporate Parkway
Suite 400
Hoover, AL 35242
(205) 682-7655

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR FOR THIS TRANSFER IS $ 460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 day of April, 2025.

Notary Public
My Commission Expires:

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

Address of New Owner	Send Tax Bills To:	Map and Parcel
Amy Rumpsa 131A Eagan Circle Madison, TN 37115	Amy Rumpsa 131A Eagan Circle Madison, TN 37115	043-12-0-074.00

WARRANTY DEED

THIS DEED, made and entered by and between **Francisco Morales, a married man** hereinafter known as Grantor, and **Amy Rumpsa, an unmarried woman** hereinafter known as Grantee.

WITNESSETH

That for and in consideration of the sum of Ten dollars and no/100 ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has bargained and sold, and does hereby grant, bargain, sell, transfer and convey unto the Grantee, their successors, heirs and assigns, with covenants of general warranty of title, the following described property, located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 of Block B on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quit Claim Deed from Francisco Morales into Francisco Morales, dated September 30, 2022, filed for record on November 17, 2022, and recorded in Instrument No. 20221117-0122402, Register's Office, Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Wayne Stevens, Trustee of the 131 Eagan Circle Trust into Francisco Morales, dated February 25, 2021, filed for record on March 3, 2021, and recorded in Instrument No. 20210303-0027291, Register's Office, Davidson County, Tennessee.

Subject property does not constitute the homestead of the grantor or that of their spouse.

This is improved property known as: 131A Eagan Circle Madison, TN 37115

TO HAVE AND TO HOLD the above-described property, together with all the rights, privileges and appurtenances thereunto belonging, unto the Grantee, with general warranty of title, their heirs and assigns, in fee simple, forever.

The Grantors covenant with the Grantee, their heirs and assigns, that they are lawfully seized and possessed of the property herein conveyed; that they have full power and authority to convey the same; that said property is free and clear of any encumbrance, except as herein stated; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made expressly subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereto, and to any easements apparent from an inspection of said property.

Witness the following signatures on this the 3 day of April, 2025.

Francisco Morales

STATE OF TENNESSEE
COUNTY OF DeKalb

Before me personally appeared Francisco Morales to me known to be the persons described in and who executed the foregoing instrument, or proves to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal on this 3 day of April, 2025.

Notary Public
My Commission Expires: 10/3/2026

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

Certificate of Authenticity

I, Allisyn G. Pinkston, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **April 3, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

4/7/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025